

## DEPARTMENT OF PLANNING AND PERMITTING

### PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Department of Planning and Permitting of the City and County of Honolulu under Chapter 21, Revised Ordinances of Honolulu, as amended, for the following application at the date and the time specified or soon thereafter:

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DATE: Wednesday, January 25, 2023

TIME: 10:30 a.m.

PLACE: In-person and Remote Meeting at Mission Memorial Auditorium, Mission Memorial Building, 550 South King Street, Honolulu, Hawaii

APPLICATION: INTERIM PLANNED DEVELOPMENT – TRANSIT (IPD-T) PERMIT  
FILE NO. 2022/PDP-1 (JD)

OWNER/

APPLICANT: 1538 Kapiolani LLC (Timothy Lee)

AGENT: R. M. Towill Corporation (Isaiah Sato)

LOCATION: 1538 Kapiolani Boulevard – Pawaii-Kai/Ala Moana

TAX MAP KEY: 2-3-021: 006

LOT AREA: 40,166 Square Feet

ZONING: BMX-3 Community Business Mixed Use District

REQUEST: IPD-T Permit to allow the development of a new mixed-use development (Project), consisting of a high-rise tower with a maximum height of 400 feet (plus an additional 18 feet for rooftop mechanical equipment) which includes 331 market-rate multi-family dwelling units with a seven-story parking podium at the base of the tower. The parking podium will include ground floor commercial uses, a residential lobby, porte cochere and approximately 466 parking spaces. Approximately 101 affordable multi-family dwelling units will be located off-site. The proposed Project is within the BMX-3 Community Business Mixed Use District, and is less than one-half mile from the proposed Ala Moana transit station.

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Maps showing the general location and boundaries of the area under consideration are on file at the Department of Planning and Permitting, Data Access & Imaging Branch, First Floor, Frank F. Fasi Municipal Building, 650 South King Street, and are available to the public for inspection during office hours, 7:45 a.m. to 4:30 p.m., Monday through Friday. The application material may be viewed online at [www.honolulu.gov/dpp](http://www.honolulu.gov/dpp) (click Public Input and select the Project on the web map). For assistance, please call the Department's Zoning Regulations and Permits Branch at (808) 768-8027.

The public may join the public hearing and offer testimony from a computer, smartphone, or telephone. Visual presentations will be viewable: (1) On the screen situated inside the Mission Memorial Auditorium (2) At [www.honolulu.gov/dpp](http://www.honolulu.gov/dpp) (click Public Input and select the Project on the web map); or (3) via WebEx. All participants must mute their devices until it is their turn to testify.

- **Join the public hearing from a computer or WebEx smart phone app:**  
<https://globalpage-prod.webex.com/join>  
Meeting Number: 2492 715 0837  
Meeting Password: dpp1
- **Join the public hearing from a telephone (audio only):**  
+1-408-418-9388 (USA Toll)  
Access code: 2492 715 0837  
Numeric meeting password: 3771
- **In-person attendance**

Attendance at the public hearing is not necessary to submit testimony. Written testimony may be emailed to [dpp@honolulu.gov](mailto:dpp@honolulu.gov), faxed to (808) 768-6743, or mailed to 650 South King Street, 7<sup>th</sup> Floor, Honolulu, Hawaii 96813. Written testimony must be received by the close of the public hearing on Wednesday, January 25, 2023

Note: If you require special assistance, auxiliary aid and/or service to participate in this event (i.e., sign language interpreter, interpreter for language other than English, or wheelchair accessibility), please call (808) 768-8000, or email your request to [dpp@honolulu.gov](mailto:dpp@honolulu.gov) at least three business days prior to the event.

Dawn Takeuchi Apuna, Director Designate  
Department of Planning and Permitting

(Honolulu Star-Advertiser: Friday, January 13, 2023)